

2 Bedroom Terraced for Sale - £315,000  
Hewlands Crescent, Stratford upon Avon, CV37 9YD



## KEY FEATURES

- 2 Double Bedrooms • 2 Bathrooms • South-Facing Low Maintenance Garden • 2 Parking Spaces • Rear Kitchen/Diner • Downstairs WC • Karndean Flooring • Boarded Loft

## Description

Built by Bovis Homes in 2023 and forming part of the popular Chancery development, this stylish two-bedroom mid-terrace home offers a fantastic opportunity for a first-time buyer or a family to move straight into a modern, low-maintenance property with two allocated parking spaces.

A neat entrance hallway leads through to a comfortable lounge positioned at the front of the property, creating a welcoming place to relax. To the rear, the kitchen/diner stretches across the width of the house, providing a sociable and practical space for both cooking and dining, with French doors opening directly onto the garden. The ground floor is finished with Karndean flooring throughout, adding a smart and practical touch.

There is also a downstairs WC and a useful storage cupboard, adding to the well-thought-out layout.

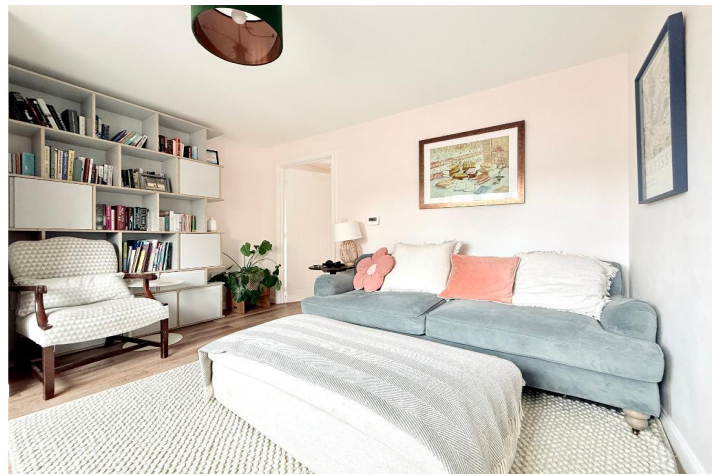
Upstairs, there are two generous double bedrooms - a real strength of this design. The principal bedroom is positioned at the rear and benefits from its own en-suite shower room, while the second bedroom sits at the front and is equally a great-sized double. A family bathroom completes the first floor.

Further benefits include a boarded loft with ladder and light, providing excellent additional storage.

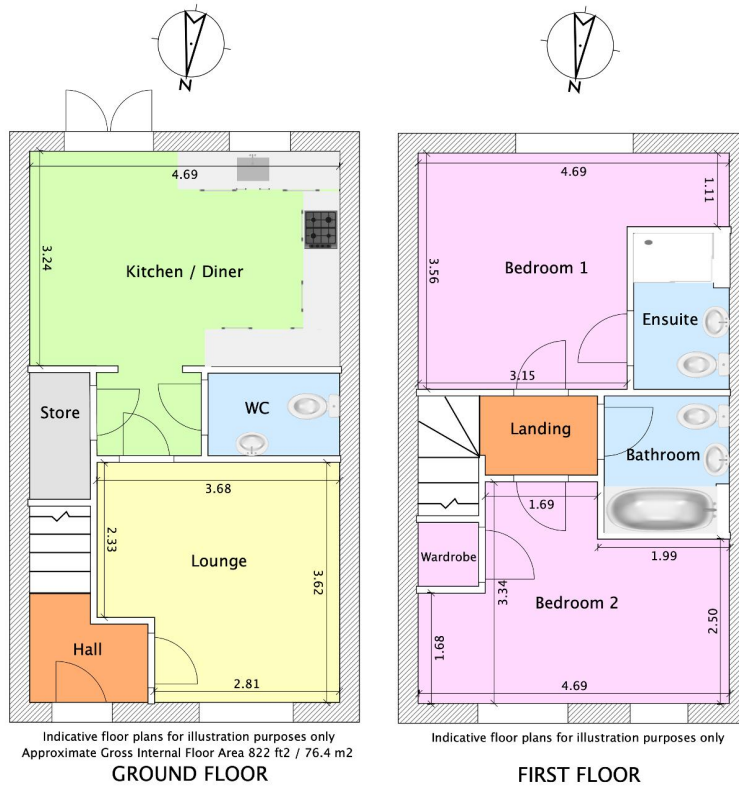
Outside, the rear garden enjoys a sunny south-facing aspect and has been hard-scaped for ease of maintenance, making it an ideal space to enjoy without the upkeep. There is also a garden shed and a pathway leading to gated rear access around to the front of the property.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council tax Band D with Stratford on Avon District Council. We are advised that there is an annual estate maintenance charge of approximately £300. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>97 A</b>
81-91	<b>B</b>	<b>85 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		